

KINCAID ♦ BRYANT

Consulting Engineers

A professional corporation

Mechanical ♦ Electrical ♦ Plumbing ♦ Fire Protection ♦ Value Engineering

Winchester Building
10800 Midlothian Turnpike

Suite 266
Richmond, Virginia 23235

phone: 804-897-5390
fax: 804-897-3393

To: **All Document Holders**

From: **KINCAID ♦ BRYANT**

Date: January 8, 2008

Comm. No.: 06115

Project: **Southeastern Virginia Training Center
Replacement of Underground Heating System**

Project Code: **720-10880-23-07**

RE: **Addendum No. 1**

Ladies & Gentlemen:

Enclosed for your information is a copy of Addendum No. 1, including changes and modifications to the Specifications and Drawings, for the above referenced project.

At the time of submission of bids, written acknowledgment of receipt of this Addendum by the Bidder shall be made in the appropriate blank on the Bid Form.

This Addendum has been issued to all Document Holders on record with our office. Bidders shall see that all Sub-Contractors are properly notified of the applicable provisions herein.

The information in this Addendum supersedes any contradictory information or omission set forth in the Contract Documents, including all previous addendums.

Please attach this addendum to all copies of the Contract Documents in your possession so that they may be brought up-to-date.

Acknowledgment of receipt of this addendum is required on the Bid Form.

Sincerely,



Robert V. Grubbs
Project Manager/Project Engineer

End of ADDENDUM NO. 1

Addendum No. 1, dated January 8, 2008, to Bidding Documents for Southeastern Virginia Training Center Replacement of Underground Heating System Plans and Specifications dated December 17, 2007, K♦B File No. 06115, Project Code: 720-10880-23-07.

TO: PLAN HOLDERS OF RECORD

FROM: KINCAID ♦ BRYANT, Consulting Engineers
725 Church Street, 7th Floor
Allied Arts Building
Lynchburg, VA 24504

This Addendum forms a part of the Contract Documents and modifies the Plans and Specifications dated October 26, 2007, as noted below. Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may subject Bidder to disqualification.

GENERAL

1. See attached Pre-Bid Conference Agenda, Pre-Bid Attendance List, and Plan Holders List.
2. Note the change in the Bid Date.

END OF ADDENDUM NO. 1

KINCAID ♦ BRYANT
Consulting Engineers
A professional corporation

Mechanical • Electrical • Plumbing • Fire Protection • Value EngineeringWinchester Building
10800 Midlothian TurnpikeSuite 266
Richmond, Virginia 23235phone: 804-897-5390
fax: 804-897-3393**PRE-BID CONFERENCE AGENDA****Project:** Southeastern Virginia Training Center
Replacement of Underground Heating System**Project Code:** 720-10880-23-07**Comm No:** 06115**Held:** January 3, 2008**Location:** Building 1, Southeastern Virginia Training Center, Chesapeake, Virginia**Copy to:** all attendees, all document holders, file

I. Project Personnel:**Engineer contacts:**

	Representative	Telephone	Fax	e-mail
Project Manager	David Kincaid	434.846.6510	434.385.9059	dkincaid@kbengineers.com
Electrical Engineer	Doug Kidd	434.846.6510	434.385.9059	dkidd@kbengineers.com
Mechanical Engineer	Rob Grubbs	804.897.5390	804.897.3393	rgrubbs@kbengineers.com

Owner contacts:

Organization	Representative	Telephone	Fax	e-mail
Brian Crawford	SEVTC	757.424.8340	757.424.6898	bcrawford@sevtc.state.va.us
Tom Ashworth	DMHMRSAS	804.371.0314	804.371.8898	tom.ashworth@co.dmhmrsas.virginia.gov

Note: All correspondence, inquiries, clarifications, changes, and requests for information shall be directed to the Project Manager as the single-point contact for action and direction.

For list of attendees, see Attachment A.

II. Scope of Project:

A. The scope of the project includes two components:

1. One is the installation of boilers in closets in buildings 28 & 29, to provide hydronic heating for those building off of the new boilers. One of the boilers shall operate on natural gas and one to operate on propane. Since the fuel injectors on these boilers are interchangeable both boiler will be piped in a manner that will allow either to be used on either fuel in the event of an emergency with one of the boilers. A single propane tank will be provided to supply both propane-fired boilers for one week.

2. The other is removing existing split systems air conditioning systems in the cottages and installing new split system heat pumps in their place. Also included is replacing the underground hydronic water piping between Building No. 1 and No. 2. The supply lines from the current campus-wide hydronic heating system will be capped and abandoned in Buildings 28 & 29, and the Cottages

B. Additive Bid Item #1: Existing underground piping between buildings 2, 3, & 4 will be removed and the same trench will be used for the new piping in order to minimize potential problems with other utilities. The work will have to occur at a time when the heating system is not required.

C. Subsequent to discussions at the meeting:

1. To clarify: The asbestos removal scope (section 02222) that applies to the base project shall apply to the additive bid item as well.

III. Major design change summaries from the original bid:

A. Two of the four boilers shall be propane fired, and used for back-up/emergency situations. A propane tank shall be installed on the site as indicated on drawing M2.

B. Asbestos abatement has been quantified and specified.

C. Underground piping shall be insulated. Pre-insulated piping is allowed.

D. Two heat pumps were removed from the scope of work

E. Roof curbs for cottage heat pumps shall be provided under separate contract.

IV. Confirmation of Bid Date and Time – Note that these are different from the original dates.

A. Bids will be received until **January 29, 2008**, at 2:00pm, local prevailing time (according to the Bid Officer).

B. Bids will be opened on **January 30, 2008**, at 2:00pm, local prevailing time (according to the Bid Officer).

V. Pre-Bid Questions.

A. Submit questions and requests for clarification on the form provided in the Specifications.

B. Questions arising after the 5 (five) day cutoff cannot be addressed in time to notify all bidders fairly. In the event of any questions at that time, including requests for substitutions, the bidders are instructed to base their bid on the documents in-hand, including all issued addenda.

C. Cutoff date for RFI questions shall be Monday, January **21**, 2008. Note that this is different

from the original date.

VI. Equals and Substitutions.

A. **Equals:** Any other brand, make or manufacturer of a product, assembly or equipment that, *in the opinion of the A/E*, is equivalent to that specified, considering quality, capabilities, workmanship, configuration, economy of operation, useful life, compatibility with design of the work and suitability for the intended purpose, and which is accepted as such by the Owner.

a) **Note:** *Equals may be submitted for review by the A/E at any time, although it is advised that the Contractor submit them prior to bidding to prevent delays and delivery problems.*

B. **Substitutions:** Materials, products, equipment, or assemblies *that deviate from the requirements of the Contract Documents* but which the Contractor deems will perform the same function and have equivalent capabilities, service life, economy of operation, and suitability for intended purpose.

C. Time frame for submitting Substitutions: within 5 (five) days prior to receipt of bids.

VII. A/E Consultant's and Owner's Comments.

A. SEVTC is a no-smoking, no tobacco products facility. This applies to the entire campus.

B. If the standard / non-skeleton crew employees of SEVTC are not on site, no work shall be done by the contractor at those times.

C. A pre-safety meeting shall be held prior to the start of construction. Badges for the construction team shall be issued at this time.

D. Mr. Crawford shall be given a minimum one-day's notice by the contractor before the start of any digging or before residents in the cottages need to be moved.

1. Power supply is the only utility not owned by the state.
2. No City Permit is required
3. Contractor responsible for marking utilities – Miss Utility does not perform this work.

E. Temporary heating and cooling of the cottages shall be the responsibility of the contractor.

F. The owner requests that each cottage heat-pump replacement be limited to plus-or-minus 3 days.

G. It is assumed that the roads on the campus are not VDOT roads and that cutting them is permissible.

H. The roof curbs for the condensing units on the roofs of the cottages shall be performed under a separate contract. The roof replacement contractor plans to be out of the way of this project. As a result, the roofs (flat and sloped) on all the cottages and sloped shingled roofs on Buildings 1, 2, 28 & 29 will be new and under warranty. Contractor shall not negate roof warranty as the result of the HVAC Upgrade. Roofing Contractor is:

Melvin T. Morgan Roofing
20050 Lynchburg Highway
Lynchburg, VA 24502
Telephone (434) 237-3800

I. Further scope changes resulting from coordination of the roofing project currently in progress shall be defined at a later time – either in a subsequent addenda or at the pre-construction meeting. The scope of those changes should not significantly affect the cost of this project..

J. An on-site inspector will be assigned to the job by the owner.

VIII. Questions that arose during the Pre-Bid Meeting

1. Q: In the specifications, page 02551-1, section 1.4-B requires shop drawings to be signed and sealed by a professional engineer. Is this necessary?

A: Yes – the section describes a pre-engineered system, which will need to be factory verified, and signed and sealed by a professional engineer.

2. Q: In the specifications, page 15738-3, section 2.3: Janitrol does not make a two speed compressor as specified in section B-1.

A: Delete line 2.3-B-2.

3. Q: In the specifications, page 15738-3, section 2.3: Please clarify the refrigerant requirements in line B-3.

A: The client prefers R-410. Subsequent to the meeting, it was discovered that Janitrol does not make a 3 phase unit that uses R-410; in those units, R-22 shall be used. R-410 shall be installed in all single-phase units.

4. Q: In the specifications, page 15738-3, section 2.3: Please clarify the mounting base requirement in line H.

A: Due to the work in progress on the re-roofing of the cottages, this is no longer required. Delete line 2.3-H

5. Q: Please clarify the relative humidity note in the Design Data schedule on drawing M6.

A: This schedule is just a statement of the temperature and humidity assumptions used during design. It is not a requirement of the project equipment to be able to maintain these conditions.

6. Q: The TAB requirements seem excessive. Please clarify the scope.

A: Delete Section 3.11 "PROCEDURES FOR INDOOR-AIR QUALITY MEASUREMENTS"

7. Q: In some instances, the location of the pull box is unable to be identified. Please clarify note 2 on drawing E3.

A: The wire that runs to the pull box is the property of Dominion Virginia Power. They can verify the locations. Contact Linda Jones at 757-482-6094. The note states exactly the extent of the work required.

8. Q: Please clarify the method of mounting the new heat pumps; Are the drain pan requirements specified? Some of the outdoor air intakes from the roof curb are plugged, and none are ducted to the fan coil units. How should this be handled in the project?

A: The design concept is to replace the existing heat pumps with new heat pumps, like for like. Current mounting methods – suspended, mounted on rack, etc – shall be maintained, as well as drain pan layouts. Outside air intake openings shall be cleaned out and fixed per their intended use.

IX. Construction Period, Completion Dates and Milestones.

A. Date of Intent to Award to Contractor, Date of Contract Award, and Notice To Proceed date shall be decided after the chosen contractor is notified.

B. Projected date for Substantial Completion and Final Completion shall be based on the above decisions.

X. This agenda will be re-issued to all attendee's, listed parties and document holders after incorporating specific issues of this project. The date of the re-issue of this document will be reflected in the Revision Date.

[illegible]